July 16, 2024

Urbanscape Properties LLP: Moved to Non-Cooperating category; ratings downgraded based on best available information

Summary of rating action

Instrument^	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Issuer rating	-	-	[ICRA]B+ (Stable); ISSUER NOT COOPERATING*; rating downgraded from [ICRA]BB+ (Stable) and moved to "ISSUER NOT COOPERATING" category
Total	-	-	

^Instrument details are provided in Annexure-I

**Issuer did not cooperate; based on best available information.*

Rationale

ICRA has downgraded and moved the rating for the borrowing programme of Urbanscape Properties LLP (USP) under the 'Issuer Not Cooperating' category. The rating is denoted as: "[ICRA]B+ (Stable); ISSUER NOT COOPERATING"

The rating downgrade is because of lack of adequate information regarding USP's performance and hence the uncertainty around its credit risk. ICRA assesses whether the information available about the entity is commensurate with its rating and reviews the same as per its "Policy in respect of non-cooperation by a rated entity" available at www.icra.in. The lenders, investors and other market participants are thus advised to exercise appropriate caution, while using this rating as the rating view has been taken on the entity based on the best available information.

As a part of its process and in accordance with its rating agreement with Urbanscape Properties LLP, ICRA has been trying to seek information from the entity so as to monitor its performance, but despite repeated requests by ICRA, the entity's management has remained non-cooperative. In the absence of requisite information and in line with the aforesaid policy of ICRA, a rating view has been taken on the entity based on the best available information.

Please refer to the following link for the previous detailed rationale that captures the key rating drivers and their description, liquidity position and rating sensitivities: **Click here.** ICRA is unable to provide the latest information because of non-cooperation by the entity.

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Policy In Respect of Non-Cooperation by a Rated Entity Realty - Commercial/Residential/Retail
Parent/Group support	Not Applicable
Consolidation/Standalone	Standalone

About the company

Urbanscape Properties LLP (USP), a limited liability partnership firm, is a part of the Bhima Group, which is one of the prominent jewellery brands in South India. The firm is into developing residential apartments in Kerala, where it has already completed two projects and has one ongoing apartment project, Urbanscape Solitaire, in Trivandrum.

Key financial indicators (Audited)

Urbanscape Properties LLP	FY2021	FY2022
Operating income	19.2	23.7
PAT	2.3	2.8
OPBDITA/OI (%)	19.4%	20.4%
PAT/OI (%)	12.0%	11.9%
Total outside liabilities/Tangible net worth (times)	1.1	1.0
Total debt/OPBDIT (times)	4.5	3.4
Interest coverage (times)	22.4	10.3

Source: Company, ICRA Research; All ratios as per ICRA's calculations; Amount in Rs. crore; PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

		Current Rating (FY2025)			Chronology of Rating History for the Past 3 Years		
	Instrument	Type	Amount Rated (Rs. crore)	Date & Rating in FY2025 July 16, 2024	Date & Rating in FY2024 April 05, 2023	Date & Rating in FY2023	Date & Rating in FY2022
1	Issuer rating	Long Term	-	[ICRA]B+ (Stable); ISSUER NOT COOPERATING	[ICRA]BB+ (Stable)	-	-

Complexity level of the rated instrument

Instrument	Complexity Indicator
Issuer rating	Not applicable

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: Click Here

Annexure-I: Instrument details

ISIN	Instrument Name	Date of Issuance	Coupon Rate	Maturity	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	**Issuer rating**	-	-	-	-	[ICRA]B+ (Stable) ISSUER NOT COOPERATING

Source: Company

Annexure-II: List of entities considered for consolidated analysis: Not applicable

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About ICRA Limited:

ICRA Limited was set up in 1991 by leading financial/investment institutions, commercial banks and financial services companies as an independent and professional investment Information and Credit Rating Agency.

Today, ICRA and its subsidiaries together form the ICRA Group of Companies (Group ICRA). ICRA is a Public Limited Company, with its shares listed on the Bombay Stock Exchange and the National Stock Exchange. The international Credit Rating Agency Moody's Investors Service is ICRA's largest shareholder.

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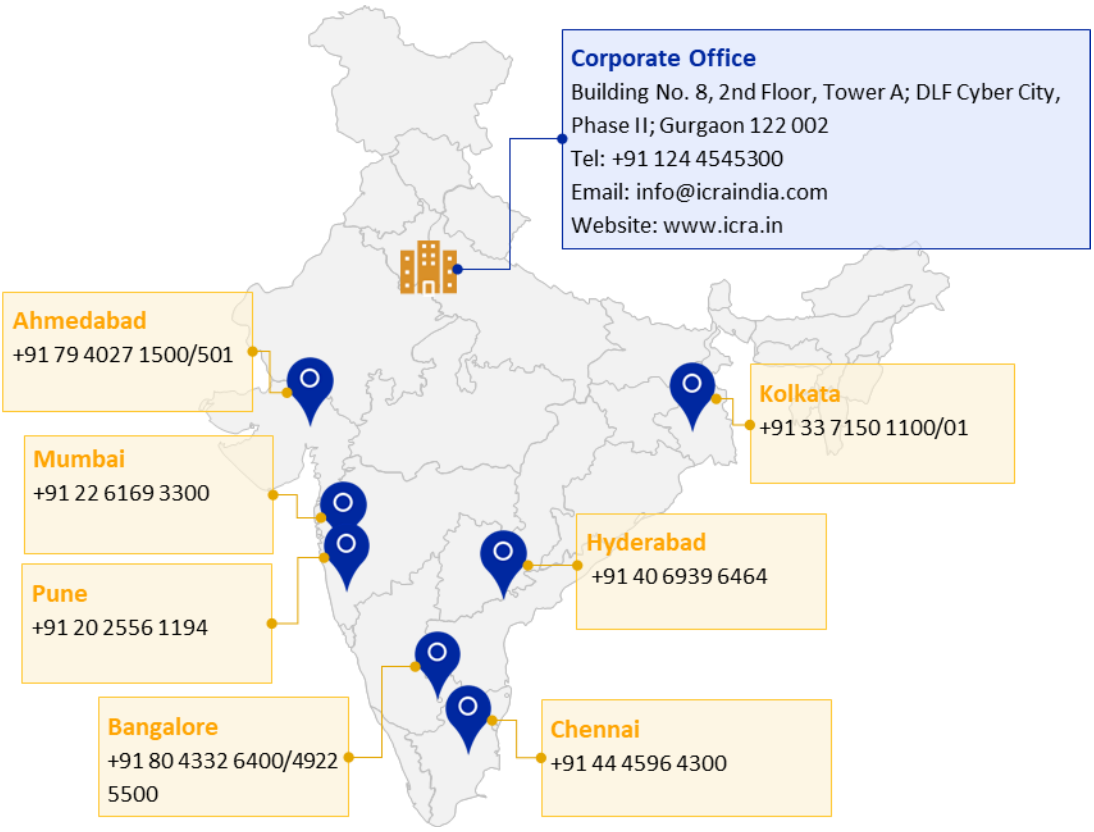

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